

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

historic name: **Hinkle Garton Farmstead**  
other names/site number: 105-055-90188

street & number: 2920 East Tenth Street not for publication: n/a  
city or town: Bloomington vicinity: n/a  
state: Indiana code: IN county: Monroe code: 105 zip code: 47408

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this \_\_\_\_\_ nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide \_\_\_\_\_ locally. ( See continuation sheet for additional comments.)

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State or Federal Agency or Tribal government

State or Federal agency and bureau

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
_____ entered in the National Register	_____	_____
_____ see continuation sheet.		
_____ determined eligible for the	_____	_____
National Register		
_____ see continuation sheet.		
_____ determined not eligible for the	_____	_____
National Register		
_____ removed from the National Register	_____	_____
_____ see continuation sheet.		
other (explain):		

5. Classification

Ownership of Property: private	Number of Resources within Property	
Category of Property: building(s)	Contributing	Noncontributing
Number of contributing resources previously listed in the National Register: 0	<u>6</u>	<u>0</u> buildings
	<u>1</u>	<u>0</u> sites
	<u>0</u>	<u>0</u> structures
	<u>5</u>	<u>0</u> objects
Name of related multiple property listing: n/a	<u>12</u>	<u>0</u> Total

6. Function or Use

Historic Functions:	Current Functions:
DOMESTIC/single dwelling	DOMESTIC/single dwelling
DOMESTIC/secondary structure	DOMESTIC/multiple dwelling
AGRICULTURAL/storage	AGRICULTURAL/storage
AGRICULTURAL/field	AGRICULTURAL/field
AGRICULTURAL/animal facility	AGRICULTURAL/animal facility
AGRICULTURAL/outbuilding	AGRICULTURAL/outbuilding

7. Description

Architectural Classification:	Materials:
Queen Anne	foundation: STONE
OTHER: vernacular pyramidal cottage	roof: ASPHALT
OTHER: vernacular barn	walls: WOOD
	other: METAL

Narrative Description

See continuation sheet.

8. Statement of Significance

Applicable National Register Criteria: A, C	Areas of Significance: AGRICULTURE ARCHITECTURE
Criteria Considerations (Exceptions): n/a	Period(s) of Significance: 1892 – 1928
Significant Person(s): n/a	Significant Dates: 1892, 1901, 1928
Cultural Affiliation; n/a	Architect/Builder: n/a

Narrative Statement of Significance

See continuation sheet.

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**9. Major Bibliographical References**

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See continuation sheet.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other—name of repository: Bloomington Restorations, Inc. archives

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## 10. Geographical Data

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**Acreage of Property:**    11.08 acres

<b>UTM References:</b>	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
1	16	xxxxxx	xxxxxxx
2	16	xxxxxx	xxxxxxx
3	16	xxxxxx	xxxxxxx
4	16	xxxxxx	xxxxxxx

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### Verbal Boundary Description

See continuation sheet.

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### Boundary Justification

See continuation sheet.

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## 11. Form Prepared By

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name/title: Cynthia Brubaker  
organization: Kirkwood Design Studio                      date: August 1, 2006  
street & number: 108 ½ East Kirkwood Avenue, No. 3    telephone: 812.331.0255  
city or town: Bloomington                                      state: IN                      zip code: 47408

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### Property Owner

name: Bloomington Restorations, Inc.  
street & number: 2920 East Tenth Street                      telephone: (812) 336-0909  
city or town: Bloomington                                      state: IN                      zip code: 47408

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The Hinkle Garton Farmstead is an 11.08-acre farm located in the southeast part of Bloomington Township in Monroe County, and, since January 2004, within the city limits and on the east side of the City of Bloomington. A pastoral setting of gently rolling hills and well-established fencerows enshrines this intact grouping of agricultural buildings. The farm is immediately surrounded on all sides by commercial, institutional and residential development. The two houses and four outbuildings all survive with a high degree of integrity and, together with their contiguous fields, pastures and trees, present an uncommon rural environment within an increasingly urban environment.

Included in this farm district are the two-story main house built in 1892 in the Queen Anne architectural style (photos 1-13), located in the north central part of the farm, and a smaller one-and-one-half-story gabled-ell house built circa 1910 (photos 14-16), located in the northwest corner of the farm—both houses face the road (north) and are located within 40 feet of the road right-of-way. The outbuildings, located east of the main house, include a blacksmith shop built in 1901 (photo 26), a garage built circa 1920 with a 1932 addition (photos 19 and 20), a large barn built in 1928 (photos 17 and 18) and a grain crib of unknown date (photos 22 and 23). All of the buildings are wood frame with wood siding; the two houses have stone foundations and asphalt roofs. All of the buildings are considered contributing to the district. All of the buildings are in good condition except: the garage, grain crib and blacksmith shop are in fair condition. All of the buildings retain a high degree of integrity and remain virtually unchanged from their original construction. The farmstead's land—yard around the houses, pasture by the barn (photo 24) and field south of the buildings—is considered a contributing site and a cistern cap (photo 27) in the pasture is considered a contributing object to the farmstead.

The property, originally a 40-acre purchase, and once as large as 82 acres, has been reduced with sections sold or leased over time, and is now an 11.08-acre parcel. This trapezoid-shaped parcel is bounded by East Tenth Street/Indiana State Road 45 to the north, a 2.85-acre parcel with a student apartment complex to the west, the Illinois Central Railroad tracks to the south and Pete Ellis Drive to the east. The land across Tenth Street to the north, a Rogers family farm until 1953, is owned by Indiana University and has various institutional uses. A Bloomington City post office stands across Pete Ellis Drive to the east. Residential development is found to the northeast, east

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beyond the post office, to the southeast, south beyond the railroad tracks and on a leased 2.85-acre parcel of land just west of the smaller gabled-ell house. In short, commercial and residential development is encroaching on all sides.

Along the north boundary of the property there are two limestone posts: one on the east side of the drive to the main house (photo 1) stands over five (5) feet tall and is twelve (12) inches by eighteen (18) inches wide; the other, at the northwest corner of the garage (photo 21), is four (4) feet high and twelve (12) inches square. Another marker 50 feet east of the garage is broken off at ground level. Square limestone posts were used as boundary markers as early as 1830 in Monroe County including many still standing in the Maple Grove Road Rural Historic District (listed on the National Register of Historic Places in 1998). Nine farms in the district have between one and eight markers along their boundaries. A third full-height marker stands east of the grain crib in the barnyard roughly in line with the one broken off at ground level mentioned above. Another limestone post stands in the yard at the northeast corner of the main house; it is about three (3) feet high and twelve (12) inches square. The four surviving posts at the Hinkle Garton Farmstead—two original boundary markers, one yard and one barnyard post—are contributing objects to the district.

Several hard, Sugar Maple trees line Tenth Street in front of the main house, appearing from their stature to date to the time of the house's construction (photo 1). Their appearance in a historic photograph confirms their planting at the time of the building of the house in 1892. The trees contribute greatly to the ambience of the yard and house.

The original 1892 part of the two-story main house has a T-shaped plan with a crossed gable roof and rests on a stone foundation (photo 2). One-story porches with decorative posts, brackets and spindles are found on either side of the front projecting gable. The front façade has a rectangular bay, which projects outward slightly on the first floor level, horizontal siding broken by wood courses of vertical siding at the base (photo 9), the halfway point and just below the gable. Chamfered shingles adorn the gable at the roof level (photos 6 and 10). The west gable has an offset full height projecting bay with chamfered corners below the roof level (photo 5) and a triangular gable brace at the peak

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with a carved sunburst pattern (photo 6). The east gable also has a triangular gable brace at the peak with a carved sunburst pattern (photo 10). The rear two-story addition was added circa 1928 and consists of a broad south facing gable (photo 4) and a one-story summer dining room (photo 3). A one-story former wood shed is attached at the southeast corner (photo 3 and 4). It was modernized for an apartment circa 1946.

The two front doors, one on each of the two porches on either side of the front projecting gable, match two rear doors that led to a southeast porch, now enclosed. The two rear doors retain colored glass and all four are described in original specifications as “Winnebago” style.<sup>1</sup> (photo 11). There is evidence that a second floor porch once existed over the west first floor porch (photo 7). The west window in the north upstairs bedroom is newer than the others (Craftsman era), is shorter in length and has a four-over-one rather than a one-over-one sash, indicating that it could have replaced a former door to the porch. A painting of the house showing the second floor porch is among the current owner’s possessions (photo 13) and Daisy Garton herself told several people that her mother had the porch removed because she did not like it.

The interior of the house retains a high degree of integrity and appears much as it did when it was constructed. The original portion of the house has a parlor, living room, dining room and kitchen on the first floor and three bedrooms on the second floor. Original features on the first floor include quarter sawn oak trim with bull’s eye corner blocks at the windows and doors (photo 12), interior window shutters, high molded base boards, wide pine floor boards (originally covered with wall-to-wall Brussels carpets), panel doors with original hardware, a front door with multiple panes and decorative woodwork, paneled pocket doors between the living room and dining room, a built-in china cabinet in the dining room and fireplaces with wood mantels in the living room and parlor (photo 13). Original features upstairs include closets in each bedroom, a built-in linen closet at the top of the stairs, quarter sawn oak trim, interior window shutters, wide pine floor boards and transomed panel doors with original hardware. Light fixtures that date to the installation of electricity in the 1920’s hang in the bedrooms. The upstairs of the 1928 addition

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<sup>1</sup>Hinkle Garton Farmstead Archives.

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includes a back bedroom and bathroom.

The little house at the west side of the property is a one-and-one-half-story gabled-ell—an L-shaped plan with a porch between the two wings—with the common variation of a door leading to each wing from the porch. Built circa 1910, the hipped roof makes this house a good example of the pyramidal cottage variant of the gabled-ell form (photos 14-16). An exit stair from a second floor apartment is a later addition that extends off the rear of the house (photo 16).

The interior of the little house has a living room, bedroom, bathroom, dining room and kitchen on the first floor with original black walnut trim and doors. The upstairs, which was originally unfinished, was converted to an apartment in the 1970's and has no historic fabric. A screened porch adjoins the first floor kitchen to the east and a summer kitchen structure adjoins the screened porch to the south.

The main barn is a large Midwest three-portal barn with a rectangular plan and a gambrel roof (photos 17 and 18). A hay hood on the south side provides shelter for an access door to upper level hay storage (photo 18). This wood frame barn has a metal roof and painted vertical wood siding. The barn functions to house farm animals, originally dairy cows, and, for many years, horses. Signage advertising the flower business once painted on the north end of the barn can be faintly seen at the proper viewing angle below layers of white paint.

The garage (photos 19-21) and the grain crib (photos 22 and 23) are both one-and-one-half-story transverse frame structures with shed roof additions to one side. The original one-and-one-half-story portion of the garage has painted beaded tongue-and-groove wood siding and an asphalt shingle roof; its one-story shed-roof addition has painted beveled tongue-and-groove wood siding and metal roofing. A painted "J H Hinkle" and "1932" on the former outside east wall of the original part of the garage indicates that the one-story shed-roof addition was added by John Henry Hinkle in 1932. The grain crib has simpler unpainted vertical wood siding and metal roofing. The blacksmith shop is a small one-story gable structure with originally unpainted vertical board and batten wood siding and metal roofing (photo 26). A chicken house that was listed in the State Register nomination in 1990 is no longer standing; only



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components of the structure remain in place on the ground behind the little house at the west side of the property.

Pastures, fields, yards and planting areas are defined by the structures and fencerows of the Hinkle Garton Farmstead. A 1949 and subsequent aerial photographs show the remaining structures and aid in the identification of the remaining landscape patterns (photos 28 and 29). The north-south fencerow just east of the main barn (photo 25) extends from the north boundary of the district at East Tenth Street to the south boundary of the district at the Illinois Central Railroad tracks (until within the last 5 years) dividing off a section of the acreage that appeared to be tilled for crops all the way to the eastern boundary of the original full 82-acre farm holdings. This north-south fencerow now ends at the south edge of the pasture where the fencerow makes a 90 degree turn to the west to meet the south wall of the grain crib and roughly enclose the pasture (photo 24). A fence along East Tenth Street encloses the north side of the pasture with the garage in the northeast corner (photo 19). Remnants of a fence along the east side of the pasture extend from the garage south to a gate near the grain crib and once separated the pasture/barnyard from the more formal house yard. Within the pasture/barnyard there is a cistern with a concrete cover and several pieces of metal farm equipment (photo 27). There were other farm structures—smaller barns and silos—that are no longer standing (historic photos 30 and 31).

Near the aforementioned gate in the southwest corner of the pasture is a section of well-worn and rutted path that leads diagonally out of the pasture in a southwesterly direction. The 1949 aerial photograph clearly shows a path in this location that also corresponds to a low spot in the terrain of this part of the farm and leads across the Illinois Central Railroad tracks to the fields on the south side of the tracks. In the photograph, crops are shown planted on either side of the diagonal path south of the pasture and everywhere south of the tracks.

From the southwest corner of the pasture, the fencerow continues west then turns north to East Tenth Street originally enclosing the yard area of the two houses and separating them off from the larger fields and the pasture. Smaller planting areas are shown close to the houses on the 1949 aerial that correspond to the farm's history of produce and

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flower growing discussed in Section 8. Mature trees are also clustered around the houses and along East Tenth Street, many of which remain today.

The completely rural environment of the farmstead has been maintained by the lack of major changes to the district over time. The district appears much as it did during the period of significance. Visible alterations to the structures include modernization of the wood shed addition (photo 4), some replacement windows and a ramped entrance at the rear of the main house (photo 5) and a new entrance and stairs at the rear of the little house (photo 16). Interior alterations have included: a kitchen remodel on the first floor of the main house completed around 2000; renovations inside the wood shed for leased office use; and renovations to the second floor of the little house to accommodate the space for use as an apartment. The blacksmith shop was unpainted until within the last 5 years when its exterior was painted white (photo 26). The landscape has altered over time, but many remnants remain and the overall integrity of the farmstead is sufficiently intact to convey the significance of the district.

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The Hinkle Garton Farmstead is significant under Criteria A and C for its association with late nineteenth and twentieth century agriculture and for its Queen Anne style residence and intact group of farm buildings, which together represent the only such group in the City of Bloomington and one of the few in Monroe County.

The Hinkle Garton Farmstead is significant under Criterion A for its association with late nineteenth and twentieth century agriculture and the history of agriculture in Bloomington and Monroe County. John Henry and Laura Ann Rawlins Hinkle settled the farm in 1886. Both were born to parents who arrived in Monroe County in the early settlement period. The first European settlers arrived in Monroe County in 1815, survived by hunting and trapping at first, then by growing wheat and corn and raising hogs. They established gristmills along streams to process their crops for food and saw mills to process trees for shelter. When Indiana achieved statehood in 1816, 95% of its European-descendant citizens were in agriculture and the production of food for their own families.<sup>2</sup> These early settlers scattered along streams and higher areas at springs because the lower topographies of the county were too swampy.<sup>3</sup>

John Henry's father, Jonathan Jefferson (J.J.) Hinkle arrived with his widowed mother, Barbara Seitz Hinkle, several siblings and, very possibly, others from their region around 1816 from 550 miles away in Lincoln County, western North Carolina.<sup>4</sup> J.J.'s father, Anthony Hinkle had been an innkeeper in the Revolutionary War in Chester County, Pennsylvania, a slave owner in 1800 in eastern Lincoln County, North Carolina, then lived in western Lincoln County, NC with no slaves in 1810, fought in the War of 1812 and died, perhaps from a war injury, in 1814.<sup>5</sup>

After settling his father's estate and migrating to Monroe County with his family, J.J. Hinkle apprenticed with blacksmith Austin Seward for a time, then moved to the woods and established a farm—most likely along the top of

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<sup>2</sup> Thompson, Dave O. Sr. and William L. Madigan, Purdue University. One Hundred and Fifty Years of Indiana Agriculture. Indiana Historical Bureau, 1969, Indianapolis.

<sup>3</sup> US Department of Agriculture. Monroe County Soil Survey. 1928.

<sup>4</sup> Hinkle Garton Farmstead Archives.

<sup>5</sup> Ibid.

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the ridge above Griffy Creek—as was common in this early period of development in the county.

As the settlers cleared the land, the topsoil of Monroe County produced a variety of crops: corn, wheat, oats, clover, timothy, red top and, by 1905, alfalfa.<sup>6</sup> By 1919, men who quarried limestone in the county, ground it and applied it to their crops to neutralize the soil acidity, which later became a common practice and ground limestone became commercially available across the country. This production allowed farmers throughout the nineteenth and early twentieth centuries to continue to support their families, as the early settlers had, but also to sell excess crops and prosper. J.J. Hinkle bought a lot of property in his lifetime, supported a family of 11, 10 who survived at the time of his death in 1882, and was said to be a prosperous farmer in his obituary.<sup>7</sup>

The first herd of Hereford beef cattle is on record as coming to the county in 1903 and Johnson's Creamery was established in 1912—both indications of the ability of farmers to expand beyond self-sufficiency—one in the area of livestock, the other in the production of dairy products (dairy farmers sold their excess milk to the creamery) for the increasingly urban population of the county.<sup>8</sup>

Beginning in the 1950s, the agricultural situation in the county began to change rapidly. Many farmers took second jobs in industry on a part time or full time basis or took on second jobs driving school buses.<sup>9</sup> Whereas in 1816, one farm worker could only feed two or three people, by 1969, one farm worker could feed 150 to 200 people, thereby drastically reducing the number of people needed to work in agriculture. The state of Indiana had shifted from primarily agricultural at its inception in 1816 to a primarily urban state within 150 years, with 6% of people actively engaged in the production of food in 1969. <sup>10</sup> Many farmers in Monroe County had also dropped their agricultural

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<sup>6</sup> Alcorn, Corry A. A Brief History of Monroe County Agriculture. July 1, 1968.

<sup>7</sup> Hinkle Garton Farmstead Archives.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Thompson.

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activities by 1968 but stayed on the family farms out of a preference for a rural lifestyle.<sup>11</sup> There are few active farms as close to town as the Hinkle Garton Farmstead. The farm was not actively farmed after the 1980s, but a core acreage was maintained by the last family owner, Daisy Hinkle Garton until her death in 2003.

John Henry Hinkle's mother, Mary Catharine Lentz Hinkle, was also born in North Carolina (1814) and migrated from Lincoln County. There is some indication that his parents' families were acquainted in North Carolina. They were married in 1830 and had eleven children, the second born as early as 1832 in Monroe County.<sup>12</sup> John Henry was born in 1854 in the Griffy Creek area. The Hinkle-Stancomb Farm at 2710 Bethel Lane, identified in the Indiana Historic Sites and Structures Inventory: Monroe County Interim Report (105-055-25025), is quite possibly the J.J. Hinkle Farmstead. Monroe County plat records show that Jonathan Hinkle and his brother George owned much of the land in this vicinity around Griffy Creek.

In 1877, J.J. and Mary Catharine's tenth child, John Henry Hinkle, married Hattie E. Rogers, a descendant of the Rogers family who were also early settlers of Bloomington, and moved to Illinois near other family members to farm, but returned to Bloomington after her death.

In 1884, he married Laura Ann Rawlins in Orleans; she was born in 1859 near Paragon in Morgan County. The couple lived first in the Griffy Creek area then purchased the first forty acres and moved to the Hinkle Garton Farmstead in 1886 and lived in a log structure on the property (no longer standing) where they resided until they built the current main house in 1892. The farm grew to a size of 82 acres with two more purchases of land by 1895. John Henry bought and sold livestock running a self sufficient farm with dairy and beef cows, chickens and a blacksmith shop. Laura, who taught school in Monroe and Orange Counties before marrying, was the granddaughter of Cynthia Stout Rawlins, who lived in the Daniel Stout House (listed on the National Register of Historic Places in 1973) as a child. Daniel Stout was an aide to William Henry Harrison. Laura Rawlins' great grandfather, Roderick Rawlins,

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<sup>11</sup> Alcorn.

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was the first treasurer of Monroe County.

The only child of John Henry and Laura, Henry Ernest Hinkle, was born in 1885. He grew up on the farm and married Bertha Elizabeth Rogers in 1906. She was a descendant of the Rogers family who were also early settlers of Bloomington. Their first child, Dorothy Ilene was born in 1907, but died one day after their second child, Daisy, was born one year later. Daisy Estella Hinkle was born in 1908 in the big house. The little house on the farmstead was built for the young family around 1910. John Henry Hinkle, Jr. was born in 1914. Henry and Bertha did not stay married and by 1920, Bertha was boarding in town on East 10<sup>th</sup> Street. She later worked in sales and eventually owned a women's millinery and clothing store for over 20 years in downtown Bloomington, "The Exclusive Shop."

Daisy and John were cared for in large part by their grandparents, John and Laura. Grandmother Laura, a former educator, insisted that the two children attend and complete school in town, unlike their father, Henry, who had not. Both children attended McCalla Elementary School on East Ninth Street on the near east side of Bloomington (Indiana Avenue Historic District) and attended and graduated from Bloomington High School.

John Henry Hinkle died in 1935. His son, Henry, inherited the property in 1939, and then sold the property to his daughter Daisy for \$1 plus "Love and Affection." Henry Hinkle lived in the little house off and on until 1946, then moved into the main house. The little house was rented out to others when not occupied by the Hinkle family before 1946 and continuously from 1946 to the present.

Henry was a prolific potato farmer known as the "Potato King" of Monroe County. He was also known as "Chub" Hinkle and sold his potatoes and other produce he raised to grocers in town. He later began to grow dahlias and gladioli, selling the bulbs and flowers to local florists under the business names of "Hinkle's Dahlia Gardens" and "Tenth Street Floral Gardens." Henry's approach to farming signaled a change from his father's generation of

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traditional family farming to a kind of boutique farming that strove to turn the family farm into a business; this type of farming business would fit right in to today's locally-grown food movement.

Henry and Bertha's daughter, Daisy, became a musician and music professor, performing and studying abroad and teaching in other states before returning to Bloomington in the 1940s. Although Daisy always seemed destined to follow a path of education and music from the time of her childhood and upbringing by her paternal grandmother, Laura Rawlins Hinkle, and did not become a farmer, she was quite devoted to the family farm and the home of her birth. She actively worked to keep the farm in the family, sending money home from her out-of-state teaching posts when taxes became overdue during the 1930s.<sup>13</sup> She married Joseph Nathan Garton, also a music professor, in 1940 and moved back to Bloomington and in to the main house on a permanent basis in August 1943, where she lived until her death in 2003.

The farm was active in the production of crops and livestock from 1886 until 1980. The barn and pastures were rented for horses until approximately 2003. The garage was used by the Hinkles and Gartons from the time it was built when the first automobile was purchased in the 1920's until the late 1980's, when its proximity to a busy road and increased development along East 10<sup>th</sup> Street made its use more dangerous (the Woodlawn Post Office at the southeast corner of East 10<sup>th</sup> Street and Pete Ellis Drive was built in 1988).

As stated above, the state of Indiana and Monroe County had shifted from being primarily agricultural in the early nineteenth century to being primarily urban by the 1960s. The pattern of dropping agricultural activities but staying on the family farm out of a preference for a rural lifestyle is reflected by Daisy Hinkle Garton and her family's choices. Away from the Hinkle Garton Farmstead, the family was engaged in economic development activities that had their base and/or beginnings at the Farmstead at the main house—Daisy purchased many pieces of real estate in Monroe and Brown counties over the years. She also started a limestone company with members of her family—the

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<sup>13</sup> Hinkle Garton Farmstead Archives.

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Hinkle Sandstone Company. Company records show that Hinkle family members acquired property—a mill building and various pieces of equipment—as early as 1953 to form the Hinkle Sandstone Company that continued until at least 1972. The value of the company was appraised in 1960 at \$ 230,000 with its primary mill site located 9 miles north of Bloomington on old State Road 37. This Gang Saw Mill site was a 31-acre parcel with 1,450 feet of frontage on the east side of old State Road 37. It had a 1 ½ acre artificial lake, created by a 38 foot earthen dam that provided the water supply for the mill. Other company holdings included a mill located 17 miles west of Bloomington off of Whitehall Pike (State Road 48), the “Taylor Place”, a 27-acre sandstone quarry 5 ½ miles west of Bloomington off of the Whitehall Pike and a leased quarry, the “Bicknell Quarry,” ¼ mile north of the Taylor Place Quarry.

Henry Hinkle was the last active farmer within the family. While his daughter, Daisy, the third generation of Hinkle to own and live on the farm, worked very hard to hang onto the farm, she did not find it necessary to retain all 82 acres and over the years the size of the farm dwindled. The first reduction in size was a result of the advent of the coming of the Illinois Central Railroad, which cut through the property taking 6.27 acres of the farm in 1905. This cut the property virtually in two and forced a travel pattern for the tractors that is still visible in a small rutted area near the grain crib and is visible in aerial photographs that show the single crossing point for access to the fields south of the tracks.

In 1964, Daisy sold 35 acres south of the Illinois Central Railroad on the west side of the acreage to the Lusk Corporation to build several single family houses. In 1978, land was transferred to the City of Bloomington for the extension of Pete Ellis Drive from Longview Drive to East Tenth Street. Property was sold for the building of the Woodlawn (now Francis McCloskey) Post Office built in 1988 at the southeast corner of Pete Ellis Drive and East Tenth Street. The remaining property south of the Illinois Central Railroad and east of Pete Ellis Drive was sold for apartment development in the 1980s and 1990s. Finally, a deal was arranged for apartments to be built on a parcel of land west of the little house on a land lease in 2000, so that the remaining intact acreage of the Farmstead is now 11.08 acres. The core of the farm with all of the buildings has been preserved with a healthy portion of farm field surrounding it on three sides within these 11.08 acres. This is remarkable considering the fact that the remaining



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parcel is a valuable corner lot that could have been developed profitably for a major national retail establishment.

Daisy Hinkle Garton valued her family's farming tradition and worked to preserve the core of the Farmstead that remained east of Pete Ellis Drive and north of the Illinois Central Railroad. She continued to rent out the barn and pasture for horses until her death in 2003. She worked to donate the property to an entity after her passing for development as a farm museum. And she established a scholarship in her grandfather's name at Purdue University, the John Henry Hinkle Memorial Scholarship, for undergraduate students, preferably from Monroe County, who study animal science at that institution.

The Hinkle Garton Farmstead is also significant under criterion C for its architectural contribution to the Bloomington area and Monroe County. The period of significance is derived from the span of the construction of these buildings. The main house is the oldest, built in 1892. The blacksmith shop was built in 1901, the little house around 1910 and the large barn in 1928. The barn replaced two former barns and silos. The garage was built sometime in the 1920's and the grain crib is of unknown date. This intact group of farm buildings is characteristic of agricultural buildings from their era, few of which survive as a group without alteration, as these do. The Queen Anne style main house and gabled-ell little house are both excellent examples of their type for Bloomington and Monroe County and together with the agricultural outbuildings take on additional significance in their unity and integrity.

The construction of homes in Bloomington and Monroe County in the Queen Anne style in the 1880s and 1890s signaled prosperity in the local community and the proliferation of the style that harkened back to medieval England. The Hinkle Garton House displays the typical Americanized version of the style with painted wood architectural ornament and an exploitation of balloon framing and the availability of prefabricated architectural elements. The style's typical lack of symmetry and irregular massing is found in the offset front entrance door and offset west-facing gable. The style's typical eclecticism is defined by the decorative porch posts, brackets and spindles, chamfered shingles high in the gables, and sunburst patterned gable braces. A wood course of vertical siding divides the more

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common horizontal clapboard siding between the first and second floors and chamfered shingles fill the attic level gables. This patterning aids in breaking the verticality and mass of the walls. The house has two first floor porches and evidence points to the original existence of a second floor integral porch—also typical of the style.

Within the City of Bloomington, the Hinkle Garton House compares favorably with the best examples of Queen Anne style houses including the Morgan House (105-055-62009; National Register of Historic Places, 1983) built the same year, 1892 as well as, homes built by members of the Showers family along North Washington Street in the 1890s (North Washington Street Historic District). An example of the abundant decoration of these Queen Anne homes is the starburst pattern found in the Hinkle Garton House gable braces, which is also found in the transoms above the front doors at the Showers Bridwell House at 419 North Washington Street (North Washington Street Historic District; National Register of Historic Places, 1991) c. 1890. The Hinkle Garton House is unique among Bloomington's Queen Anne style houses however, in that it is part of an intact agricultural group and was, for most of its history, outside the city limits.

While the Hinkle Garton House is identified in the Indiana Historic Sites and Structures Inventory: City of Bloomington Interim Report (105-055-90188), its agricultural context and proximity to the edge of the city render its evaluation in the context of Monroe County more appropriate. The Indiana Historic Sites and Structures Inventory: Monroe County Interim Report identifies seven Queen Anne style houses in agricultural settings, only one of which is rated as outstanding. The Howard House in Richland Township (105-677-15051) is a one-story pyramid cottage with Queen Anne decoration and is said to be the best preserved example of the style outside Bloomington. The Hinkle Garton House is more characteristic of the Queen Anne style with its two-story height, projecting bays and patterned surface achieved with wood shingles and siding.

Another small farmstead that remains on the southeast edge of the city is the Huntington Farm in Perry Township (105-115-35002) at 1175 South Smith Road. This 3.46 acre parcel has a c. 1875 I-house, a smaller double-pen style

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house and one transverse frame barn c. 1930. The barn has vertical wood siding, no hay hood, is smaller than the main barn at the Hinkle Garton Farmstead and has less integrity. There are no other outbuildings remaining.

Northwest of the city, the Maple Grove Road Rural Historic District (National Register of Historic Places, 1998) is a unique grouping of farms with the Midwest three-portal barn being the most dominant barn type. The Zellars Farm at the intersection of Maple Grove and Acuff Roads is similar to the Hinkle Garton Farmstead in that it has a gabled-ell house with a hipped roof (although this is the main, not a secondary house), a Midwest three-portal barn (although with horizontal siding and the hay hood removed), 2 other barns, an outhouse, 2 sheds and a silo. The buildings are sited close to the road as at the Hinkle Garton Farmstead and much of the land associated with the farmstead is still intact, but it is a much larger farm at over 130 acres.

Four other farms in the Maple Grove Road Rural Historic have Midwest three-portal barns with varying degrees of integrity. One Midwest three-portal barn was identified in the Indiana Historic Sites and Structures Inventory: Monroe County Interim Report, at 4111 Brummett's Creek Road (015-639-01032). Specific outbuilding types, such as wash houses, wood sheds, chicken houses and a lard rendering facility, were identified on farms in the Maple Grove Road Rural Historic District, but there were no garages of the vintage and construction type found at the Hinkle Garton Farmstead and no blacksmith shops found in the district or identified in the Indiana Historic Sites and Structures Inventory: Monroe County Interim Report. A granary was identified as part of the Ben Owens Farmstead in the Maple Grove Road Rural Historic District as an addition to a storage shed, but not as a separate grain crib such as the one found at the Hinkle Garton Farmstead. Pastures, fields, yards and planting areas, such as those found at the Hinkle Garton Farmstead, are rare except on farms in the Maple Grove Road Rural Historic District and on farms remaining out in the county.

Despite heavy real estate development pressures and opportunities, an identifiable portion of the farmstead with original structures survives in an increasingly urban environment, which makes the Hinkle Garton Farmstead a truly

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significant resource for Bloomington and Monroe County.

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Verbal Boundary Description

The Hinkle Garton Farmstead is located in Part of the North  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 35, in Township 9 North, of Range 1 West, containing 11.08 acres of land in Monroe County, Indiana and is further described as follows:

Beginning at the northwest corner of the southwest  $\frac{1}{4}$  of Section 35, in Township 9 North, of Range 1 West, Monroe County, Indiana (survey nail in roadway), proceed south 21.4375 feet, thence east 319.625 feet to the northwest corner of the subject property.

From this point of beginning, proceed in an easterly direction (approx. 1,000 feet) along the north property line to the northeast corner of the property; then proceed in a south-southwesterly direction (approx. 650 feet) along the east property line to the southeast corner of the property; then proceed in a west-northwesterly direction (approx. 900 feet) to the southwest corner of the property; then proceed in a northerly direction (approx. 440 feet) to the point of beginning.

Boundary Justification

These boundaries enclose the 11.08 acres remaining of the original 82-acre Hinkle Garton Farmstead.

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**PHOTOGRAPH DESCRIPTIONS**

Photographs 1-27 taken by:

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Photographs 35-40 taken by:

Danielle Bachant-Bell  
Bloomington Restorations, Inc.  
2920 East 10<sup>th</sup> Street  
Bloomington, IN 47408

The Bloomington Historic Preservation Commission holds all negatives to the photographs submitted.

#	Subject	Location/Direction	Date
1.	10 <sup>th</sup> Street frontage	2920 E. 10 <sup>th</sup> facing east	2/23/06
2.	main house	2920 E. 10 <sup>th</sup> North Elevation farm house; facing south	2/23/06
3.	summer dining room	2920 E. 10 <sup>th</sup> East Elevation farm house; facing west	2/23/06
4.	wood shed addition	2920 E 10 <sup>th</sup> South Elevation farm house; facing north	2/23/06
5.	ramped entrance	2920 E. 10 <sup>th</sup> SW corner farm house; facing northeast	2/23/06
6.	west gable detail	2920 E. 10 <sup>th</sup> West Elevation farm house; facing east	2/23/06
7.	east porch	2920 E. 10 <sup>th</sup> NE corner farm house; facing southeast	2/23/06
8.	front door	2920 E 10 <sup>th</sup> North Elevation farm house; facing south	2/23/06
9.	vertical and horizontal siding	2920 E. 10 <sup>th</sup> exterior farm house; facing south	2/23/06
10.	east gable detail	2920 E. 10 <sup>th</sup> East Elevation farm house; facing northwest	2/23/06
11.	rear interior door	2920 E. 10 <sup>th</sup> farm house; facing northwest	3/29/06
12.	woodwork details	2920 E. 10 <sup>th</sup> living room farmhouse; facing southwest	3/29/06
13.	painting of house over mantel	2920 E. 10 <sup>th</sup> living room; facing northeast	3/29/06
14.	front 2820	2820 E. 10 <sup>th</sup> North Elevation accessory house; facing south	2/23/06
15.	porch detail	2820 E. 10 <sup>th</sup> North Elevation accessory house; facing south	2/23/06
#	Subject	Location/Direction	Date
16.	rear 2820	2820 E. 10 <sup>th</sup> South Elevation accessory house; facing north	2/23/06
17.	barn	West Elevation; facing east	2/23/06

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|--|--|---------------------------------|
| 18. barn (showing hay door)  | South Elevation; facing north                        | 2/23/06                         |
| 19. garage   | South east corner; facing northwest                  | 2/23/06                         |
| 20. garage   | North Elevation; facing south                        | 2/23/06                         |
| 21. limestone marker   | Northwest corner garage; facing northeast            | 3/29/06                         |
| 22. grain crib   | North east corner; facing southeast                  | 2/23/06                         |
| 23. grain SE crib  | Southeast corner; facing northwest                   | 2/23/06                         |
| 24. pasture  | view from Southeast; facing northwest                | 2/23/06                         |
| 25. fence row  | view from southeast corner of barn; facing northwest | 2/23/06                         |
| 26. blacksmith shop  | North and East elevations; facing southwest          | 2/23/06                         |
| 27. artifacts and cistern cap  | Center of pasture; facing northeast                  | 2/23/06                         |
| 28. aerial 1949  | From the air; facing down                            | 5/11/49                         |
| 29. aerial 1949 close-up   | From the air; facing down                            | 5/11/49                         |
| 30. Daisy Hinkle, approx. age 2  |  | Yard east of Main<br>circa 1910 |
|  | House with Blacksmith Shop at rear; facing southeast |                                 |
| 31. John Henry Hinkle and his grandson, John Henry Hinkle, II, approx. age 4 |  | Pasture; facing<br>circa 1918   |
|  | northwest  | Pasture circa 1930              |
| 32. Farmers with potato crop   |  |                                 |
| 33. John Henry Hinkle  |  | Studio portrait<br>circa 1884   |
| 34. Daisy Hinkle, approx. age 4  |  | Yard circa 1912                 |
| 35. main house living room and vestibule                                     | facing north   | 9/14/06                         |
| 36. main house living room and dining room                                   | facing east  | 9/14/06                         |
| 37. main house second floor hallway  |  | facing north<br>9/14/06         |
| 38. main house second floor west bedroom                                     | facing west  | 9/14/06                         |
| 39. 2820 living room   |  | facing<br>southeast 8/12/06     |
| 40. 2820 woodwork detail dining room   | facing south   | 8/12/06                         |
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## PHOTOGRAPHS



Photo 1



Photo 2





Photo 3



Photo 10





Photo 14



Photo 18





Photo 19



Photo 30



Photo 32



Photo 36